



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

I. MARK COHEN LAW GROUP  
Jonathan Goldsmith Cohen, Esq.  
1 Executive Drive, Suite 6  
Tinton Falls, NJ 07701  
T: 732-741-9500  
F: 732-741-0226  
E: JGC@imclawgroup.com

Order Filed on December 18, 2020  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:  
JAMES K. RASMUSSEN

Case No.: 17-11936  
Hearing Date: \_\_\_\_\_  
Chapter: 13  
Judge: CMG

**ORDER AUTHORIZING  
SALE OF REAL PROPERTY**

Recommended Local Form:  Followed  Modified

The relief set forth on the following pages numbered two (2) and three (3) is  
**ORDERED.**

**DATED: December 18, 2020**

A handwritten signature in black ink, appearing to read "Christine M. Gravelle".

Honorable Christine M. Gravelle  
United States Bankruptcy Judge

After review of the Debtor's motion for authorization to sell the real property commonly known as 6 Rose Manor Court Brick, NJ 08723, New Jersey (the Real Property).

**IT IS hereby ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3.  In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional:

Amount to be paid:

Services rendered:

**OR:**  Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$ 23,675.00 claimed as exempt may be paid to the Debtor.
6. The  *balance of proceeds* or the  *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.
7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
8.  The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.
9. Other provisions:  
Plan will be paid off at 100% from sale proceeds per a payoff amount from the trustee's office. Realtor's commissions and attorney's fees for the closing shall be held in escrow until realtor appointed and fees approved by the bankruptcy court.

*rev.8/1/15*

In re:  
James K. Rasmussen  
Debtor(s)

Case No. 17-11936-CMG  
Chapter 13

District/off: 0312-3  
Date Rcvd: Dec 18, 2020

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 2

The following symbols are used throughout this certificate:

**Symbol      Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 20, 2020:**

<b>Recip ID</b>	<b>Recipient Name and Address</b>
db	+ James K. Rasmussen, 6 Rose Manor Ct, Brick, NJ 08723-4200
aty	+ Jonathan Goldsmith Cohen, I. Mark Cohen Law Group, 1 Executive Drive, Suite 6, Tinton Falls, NJ 07712-3825

TOTAL: 2

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 20, 2020

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 18, 2020 at the address(es) listed below:

<b>Name</b>	<b>Email Address</b>
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Albert Russo	docs@russotrustee.com
Denise E. Carlon	on behalf of Creditor QUICKEN LOANS INC. dcarlon@kmllawgroup.com bkgroup@kmllawgroup.com
Jonathan Goldsmith Cohen	on behalf of Debtor James K. Rasmussen imclawgroupecf@gmail.com;g.jr77824@notify.bestcase.com
Rebecca Ann Solarz	on behalf of Creditor QUICKEN LOANS INC. rsolarz@kmllawgroup.com
U.S. Trustee	

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USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 6